



Board of Adjustment Case Report

City of Raleigh
Planning & Development Department
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2475
www.raleighnc.gov

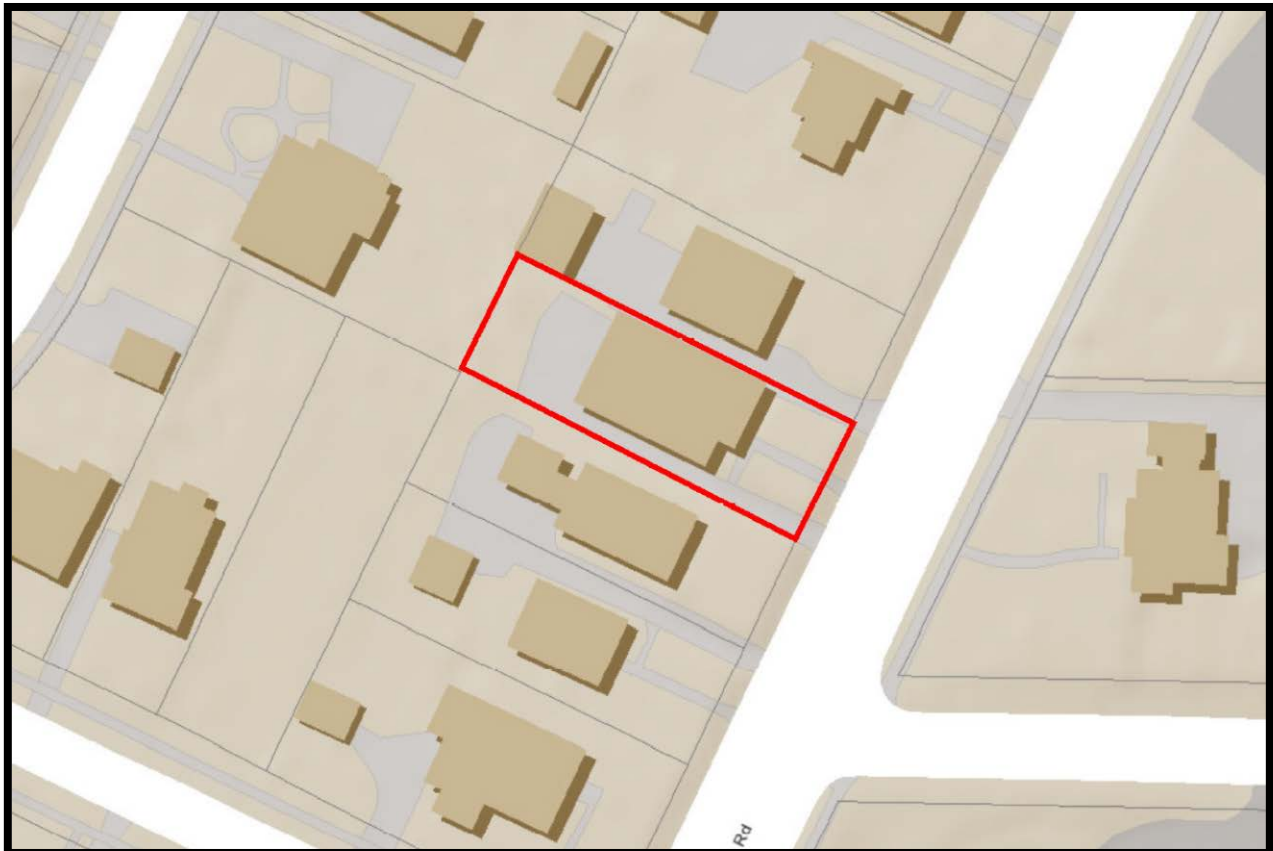
Case File: A-120-16

Property Address: 1207 Wake Forest Road

Property Owner: Raymond Carroll

Project Contact: Robby Johnston

Nature of Case: A request for a 1.9' side yard setback variance and a 2' sum of side setbacks variance to both legalize and expand the existing detached house vertically pursuant to Section 2.2.1. of the Unified Development Ordinance resulting in a 3.1' side yard setback on a .17 acre property zoned Residential-6 and Neighborhood Conservation Overlay District and located at 1207 Wake Forest Road.

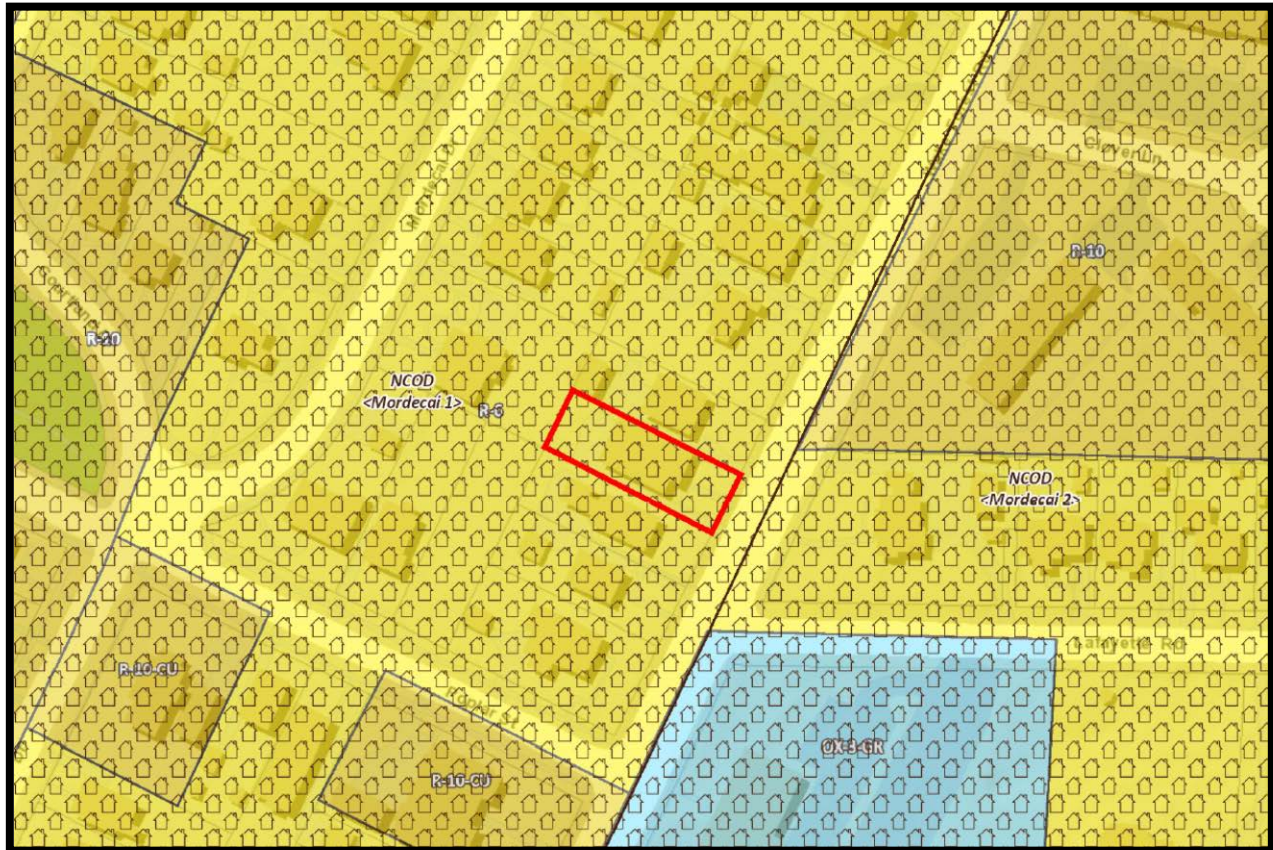


1207 Wake Forest Road – Location Map

To BOA: 11-14-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-6 and Neighborhood Conservation Overlay District (Mordecai)



1207 Wake Forest Road – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback Standards: The subject property is zoned Residential-6

Yard Type	Minimum Setback
Primary Street	10'
Side Street	10'
Side	5'
Sum of sides	15'
Rear	20'

Development Standards: Neighborhood Conservation Overlay District (Mordecai District 1)

Minimum lot size: 7,260 square feet

Maximum lot size: 14,520 square feet

Minimum lot width: 50 feet

Maximum lot width: 100 feet

Front yard setback: Minimum of 35 feet

Maximum building height: 35 feet

Application for Variance



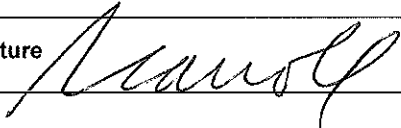
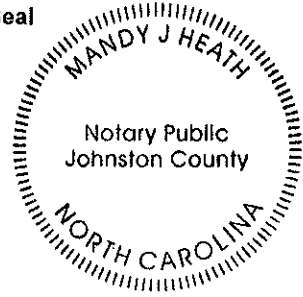
RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet):	Transaction Number A-120-16
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address 1207 Wake Forest Road, Raleigh, NC 27604	Date 10-13-2016	
Property PIN 1704942480	Current Zoning R-6	
Nearest Intersection Lafayette Road	Property size (in acres) .17 Acres	
Property Owner Raymond Carroll	Phone 919 757-4597	Fax
Owner's Mailing Address 520 John Haywood Way, Apt. 101 Raleigh, NC, 27604-1808	Email carrolrm@yahoo.com	
Project Contact Person Robby Johnston	Phone 919 831-2955	Fax
Contact Person's Mailing Address 554 E Edenton St, Raleigh, 27601	Email robby@raleigh-architecture.com	
Property Owner Signature 	Email carrolrm@yahoo.com	
Notary Sworn and subscribed before me this <u>13th</u> day of <u>October</u> , 20 <u>16</u>	Notary Signature and Seal  Mandy J. Heath exp: 4/14/20	

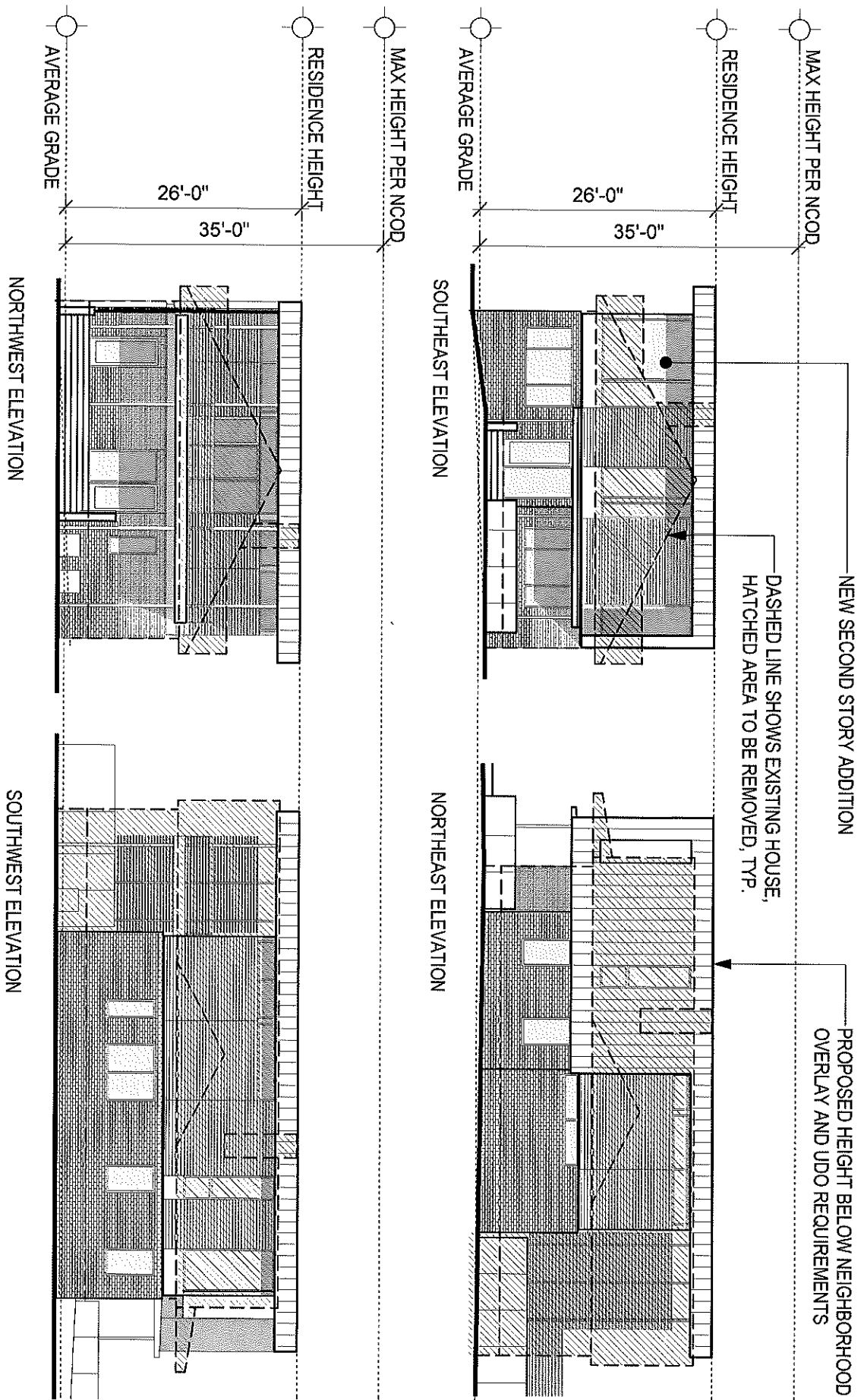
Nature of Variance Request:

Raymond Carroll owns an existing, non-conforming single family dwelling, constructed in 1922 at 1207 Wake Forest Road, zoned R-6, with a Mordecai Neighborhood 1 NCOD. The existing setback along the south property line (side yard) is 9.9' and the aggregate side yard set back distance at this property, between both side yards property lines and the structure, is 6.5', greater than the required minimum of 5'-0"; however, the north side yard currently encroaches in the 5.0' setback requirement. The request for this variance is two fold:

1. To legalize the existing dwelling unit. Existing single-family dwelling is located between 3.1' and 4.1' from north property line (side yard). The owner is asking for the difference of 1.9' and 0.9' to be legalized. The setback required between the property line and the house is 5.0'. Please refer to the attached plot plan of the existing conditions.

2. To provide for a second floor addition, the proposed second floor exterior walls will be stacked directly on top of the existing first floor exterior walls. No proposed space/area of the second floor addition is outside of the existing exterior walls of the foundation/first floor footprint. The new addition does not encroach beyond or increase the degree of the existing non-conformity of the side yard setback along the north property line. The highest point of the proposed structure is 26'-0". The NCOD allows 35'-0". The owner is asking to legalize the new second floor addition. Please refer to the attached plot plan. The proposed addition is shown on the plot plan.

It is the owner's opinion that unnecessary hardship, including the introduction of unnecessary and secondary structural load paths, would result from strict application of the ordinance.



1207 WAKE FOREST ROAD
10.14.16 VARIANCE REQUEST FOR SECOND FLOOR ADDITION
THE RALEIGH ARCHITECTURE CO.

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0011310** PIN # **1704942480**
 Location Address
1207 WAKE FOREST RD LO6 MORDECAI PLACE
[Account Search](#)

[Pin/Parcel History](#) [New Search](#)
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner CARROLL, RAYMOND (Use the Deeds link to view any additional owners)		Owner's Mailing Address 520 JOHN HAYWOOD WAY APT 101 RALEIGH NC 27604-1808	Property Location Address 1207 WAKE FOREST RD RALEIGH NC 27604-1350
Administrative Data Old Map # G043-G0220-0021 Map/Scale 1704 16 VCS 01RA562 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-6 History ID 1 History ID 2 Acreage .17 Permit Date Permit #		Transfer Information Deed Date 3/1/2016 Book & Page 16306 1234 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,816	Assessed Value Land Value Assessed \$128,000 Bldg. Value Assessed \$161,128 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$289,128

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID 0011310

PIN # 1704942480

Account
Search

Location Address
1207 WAKE FOREST RD

Property Description
LO6 MORDECAI PLACE

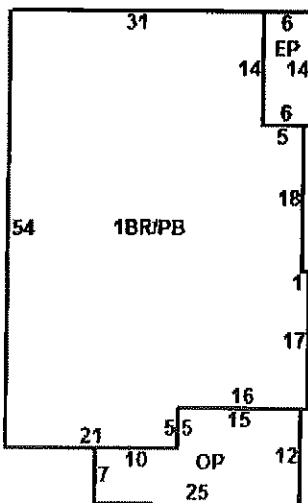
[Pin/Parcel History](#) [New Search](#)

[Account](#) [Buildings](#) [Land](#) [Deeds](#) [Notes](#) [Sales](#) [Photos](#) [Tax Bill](#) [Map](#)

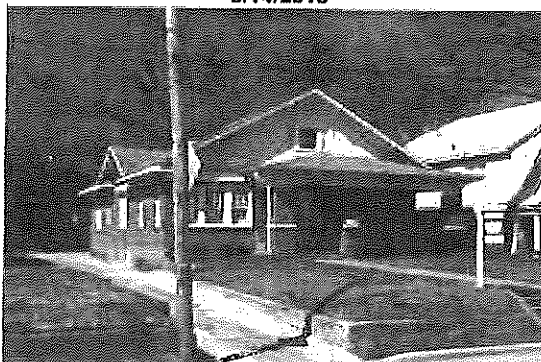
Building Location Address		Building Description		Card 01 Of 01	
1207 WAKE FOREST RD		01RA562			
Bldg Type	01 Single Family	Year Blt	1922	Eff Year	1970
Units	1	Addns		Remod	
Heated Area	1,816	Int. Adjust.	BSMT-Unfinished		
Story Height	1 Story	Other Features	One Fireplace		
Style	Conventional				
Basement	20% Partial Bas				
Exterior	Brick				
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	1 BATH				
		Base Bldg Value	\$162,166		
		Grade	B 120%		
		Cond %	B 69%		
		Market Adj.	F 120%		
		Market Adj.			
		Accrued %	83%		
		Incomplete Code			
		Card 01 Value	\$161,128		
		All Other Cards			
		Land Value Assessed	\$128,000		
		Total Value Assessed	\$289,128		

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%ADJ Inc Value
M	1	BR/PB	1816						
A		EP	84						
B		OP	250						
C									
D									
E									
F									
G									
H									

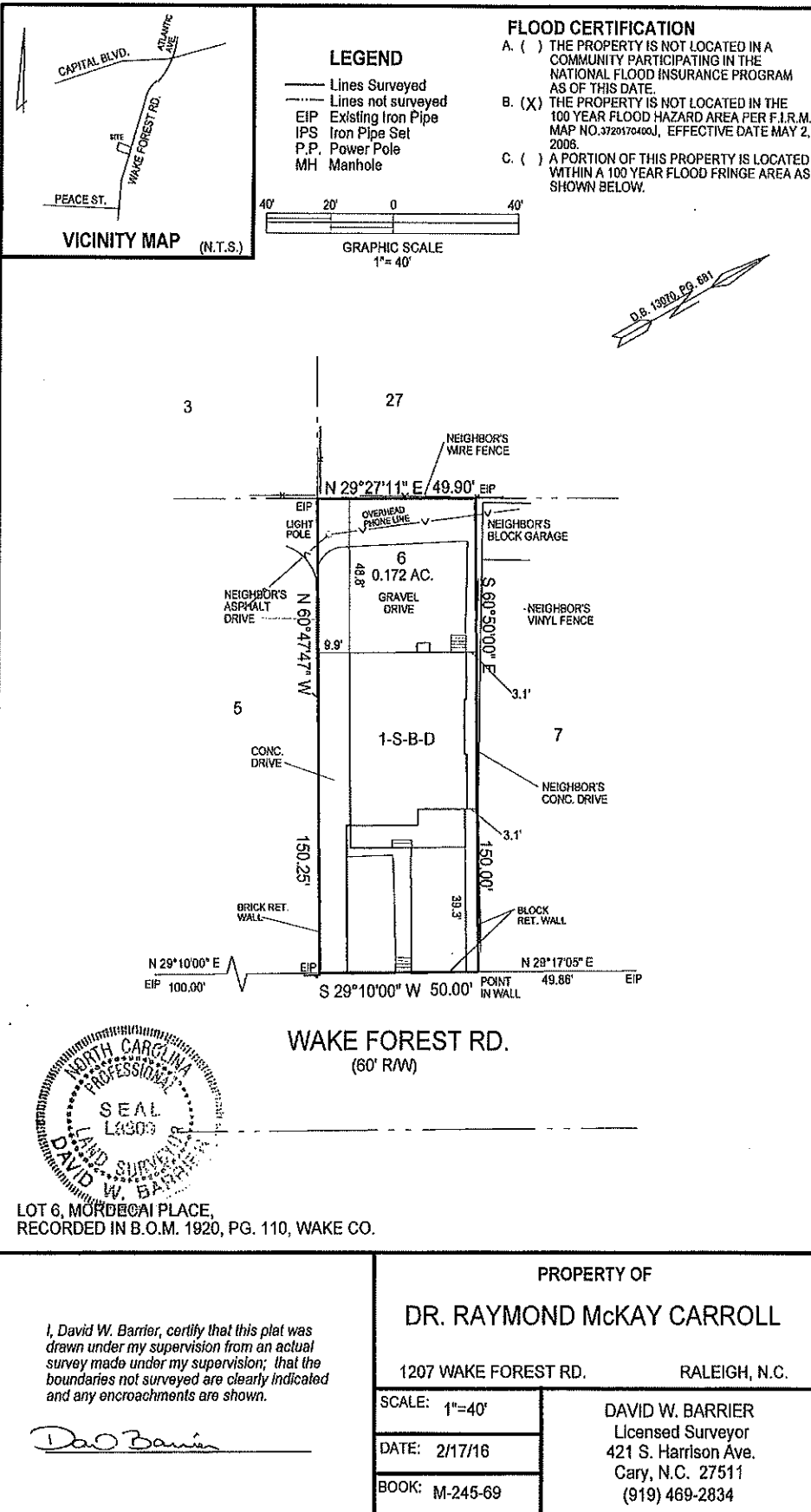
Building Sketch



Photograph
3/14/2013



0011310 03/14/2013





Fidelity National Title Insurance Company

UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR'S REPORT

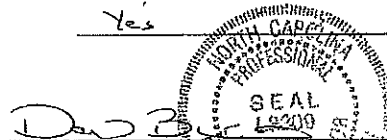
TO: Fidelity National Title Insurance Company

THIS IS TO CERTIFY, that on Feb. 17, 2016, I made an accurate survey of the premises standing in the name of Dr. Raymond McKay Carroll situated in Raleigh, Wake County, North Carolina. Briefly Described as: 1207 Wakeforest Rd. and shown on the accompanying survey entitled: Lot 6 Mercedes Place
2001 1920, 8, 110

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on _____, and at the time of such latter inspection I found _____ to be in possession of said premises as tenant / owner

I further certify as to the existence or non - existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: none
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: none
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): none
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or properties: Power line (see plat)
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: none
6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such): none
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights". In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise) As noted on plat
8. Indications of building construction, alterations or repairs within recent months: none
 - (a) If new improvements under construction, how far have they progressed? —
9. Changes in street lines either completed or officially proposed: none
 - (a) Are there indications of recent street or sidewalk construction or repairs? none
10. Does the property abut a dedicated public road? If not, explain what type of road it abuts. If property does not abut a road, answer this question "none" Yes



Registered Land Surveyor or Civil Engineer

NOTE: In cases where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with Instructions on reverse side.

NOTE: Express disclaimers shown on the face of the plat of survey or surveyor's report which qualify or limit the responsibility of the surveyor or engineer and which relate to the standards are requirements for approved surveys will not be permitted.

1704940397
CITY ICE & FUEL PROPERTIES LLC
2309 MICA MINE LN
WAKE FOREST NC 27587-8722

1704941345
CITY ICE & FUEL PROPERTIES LLC
2309 MICA MINE LN
WAKE FOREST NC 27587-8722

1704941469
SMITH, CHRISTOPHER P
1210 MORDECAI DR
RALEIGH NC 27604-1343

1704941596
BROWN, THOMAS E BROWN, LAIRE
SCARBOROUGH-HAKIN
1214 MORDECAI DR
RALEIGH NC 27604-1343

1704942206
CITY ICE & FUEL PROPERTIES LLC
2309 MICA MINE LN
WAKE FOREST NC 27587-8722

1704942341
LASSITER, JAN A
1203 WAKE FOREST RD
RALEIGH NC 27604-1350

1704942366
MILLER, JUANITA COLESON
DEHLIA MILLER COLLINS
1205 WAKE FOREST RD
RALEIGH NC 27604-1350

1704942480
CARROLL, RAYMOND
520 JOHN HAYWOOD WAY APT 101
RALEIGH NC 27604-1808

1704942610
SCHLUKBIER, BLAKE A SCHLUKBIER,
ANGELA K
1216 MORDECAI DR
RALEIGH NC 27604-1343

1704943405
ARMANASCO, MARY DEL TOGNO
1209 WAKE FOREST RD
RALEIGH NC 27604-1350

1704943542
BAXLEY, MARTHA V
1211 WAKE FOREST RD
RALEIGH NC 27604-1350

1704944396
SEARS, D H
1200 WAKE FOREST RD
RALEIGH NC 27604-1351

1704947576
CLOVER LANE LLC
2320 BEECHRIDGE RD
RALEIGH NC 27608-1430

